091.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	824,000 / 824,000
					USE VALUE:	824,000 / 824,000
					ASSESSED:	824,000 / 824,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
177		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DALTON JOSEPH W/CARA N
Owner 2:	
Owner 3:	
Street 1:	177 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROBERTS JOHN S JR--ETAL -
Owner 2:	ROBERTS DOROTHY E -
Street 1:	177 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1880 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4466.000	436,200		387,800	824,000
Total Card	0.103	436,200		387,800	824,000
Total Parcel	0.103	436,200		387,800	824,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.30 /Parcel: 438.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58920

GIS Ref

GIS Ref

Insp Date 08/30/18

!7430!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	436,200	0	4,466.	387,800	824,000		Year end	12/23/2021
2021	101	FV	423,500	0	4,466.	387,800	811,300		Year End Roll	12/10/2020
2020	101	FV	423,500	0	4,466.	387,800	811,300	811,300	Year End Roll	12/18/2019
2019	101	FV	312,400	0	4,466.	393,300	705,700	705,700	Year End Roll	1/3/2019
2018	101	FV	310,300	0	4,466.	293,600	603,900	603,900	Year End Roll	12/20/2017
2017	101	FV	310,300	0	4,466.	265,900	576,200	576,200	Year End Roll	1/3/2017
2016	101	FV	310,300	0	4,466.	254,800	565,100	565,100	Year End	1/4/2016
2015	101	FV	275,500	0	4,466.	216,100	491,600	491,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:33:41

LAST REV

Date	Time
09/10/18	11:17:53
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7430

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTS JOHN S	39607-393		6/18/2003		388,500	No	No		
	12562-359		12/5/1973			No	No		N

USER DEFINED

Prior Id # 1:	58920
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2015	492	Siding	26,300					
6/3/2014	593	Addition	55,000					
5/21/2014	481	Demoliti	2,000					
8/11/2010	989	Manual	3,000					INSTALL BEAM
7/26/2007	619	Addition	50,000			G9	GR FY09	add second level t

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	PH	Patrick H
6/3/2015	Permit Insp	PC	PHIL C
6/18/2014	Info Fm Prmt	PC	PHIL C
6/18/2014	External Ins	PC	PHIL C
1/12/2009	Meas/Inspect	336	PATRIOT
9/20/2003	MLS	MM	Mary M
3/23/2000	Inspected	276	PATRIOT
3/10/2000	Measured	263	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4466		Sq. Ft.	Site		0	70.	1.24	5									387,786						387,800	

Total AC/HA:	0.10253	Total SF/SM:	4466	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	387,786	Spl Credit		Total:	387,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20851064
Const Adj.:	0.99989998
Adj $ / SQ:	157.091
Other Features:	106660
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488983
Depreciation:	52810
Depreciated Total:	436173

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

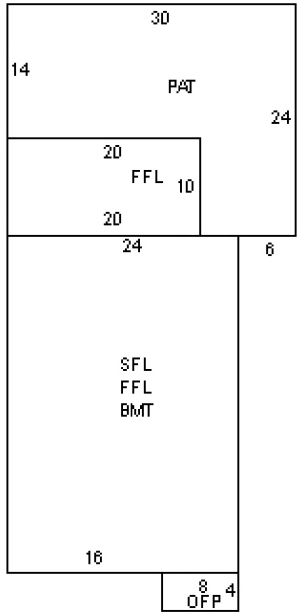
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.80
Special Features:	0	Val/Su Net:	133.31
Final Total:	436200	Val/Su SzAd	232.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	157.090	163,374
BMT	Basement	840	47.130	39,587
SFL	Second Floor	840	157.090	131,956
PAT	Patio	520	2.970	1,545
OFP	Open Porch	32	44.000	1,408

Net Sketched Area:	3,272			Total:	337,870
Size Ad	1880	Gross Area	3272	FinArea	1880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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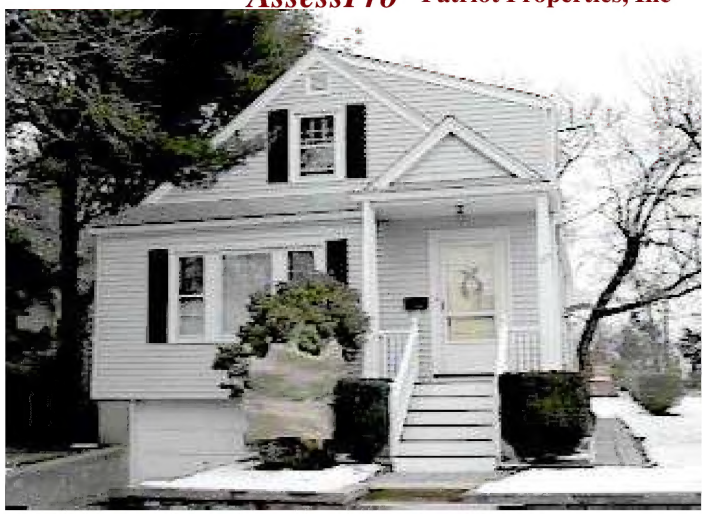
IMAGE

AssessPro Patriot Properties, Inc